

**NEB**  
CONSULTING

**07860 177921**  
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Property Consultants & Chartered Surveyors

**39 BOND STREET  
EALING BROADWAY W5 5AS**



**1,113 sq ft (103.40 sq m) approx.**

**Prominent Shop To Let  
Desirable Location in Central Ealing**

Tel: 07860 177921

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**Location** – The property is prominently located in a central location on the east side of Bond Street leading directly to New Broadway and Ealing Broadway. Nearby occupiers include Santander, Pizza Express, Nandos, Sweeny's, Mathnasium, Bang & Olufsen, Payam, Hotel Xanadu, Serena Beauty & Spa and For Arts Sake to name but a few. Opposite the property there is the proposed entrance to the soon to be completed Ealing Filmworks multi-screen cinema complex including luxury flats & commercial units. Ealing Broadway Shopping Centre is nearby, providing numerous shops & restaurants. Ealing Broadway Underground (Central & District Lines) and National Rail Mainline Station, which is on the new Crossrail Line, is within a short walking distance. Crossrail will connect Ealing to the West End and Canary Wharf in 11 minutes & 25 minutes respectively.

**Description** – The accommodation comprises the following, approximate net internal areas: Ground Floor 568 sq ft (52.77 sq m); Basement 545 sq ft (50.63 sq m); **Total 1,113 sq ft (103.40 sq m).**

**Terms** - The premises are available by way of a new lease on an effective Full Repairing and Insuring basis, subject to 4 yearly upward only rent reviews, for a term by arrangement, direct from the landlord, within the Security of Tenure provisions of the Landlord and Tenant Act 1954, Part II (as amended).

**Rent** - £32,500 per annum exclusive.

**Business Rates** - The Rateable Value is £23,250 as listed on the Valuation Office Agency Business Rates website. The Business Rates payable for 2019/20 was £11,416. A retail business will qualify for the business rates freeze/holiday for the subject premises for 12 months commencing 1st April 2020. Interested parties are advised to make their own enquiries with the London Borough of Ealing. Tel: 020 8825 7020

**Use** – We understand that the property benefits from a class A1 planning use. A2 & D1 uses will be considered.

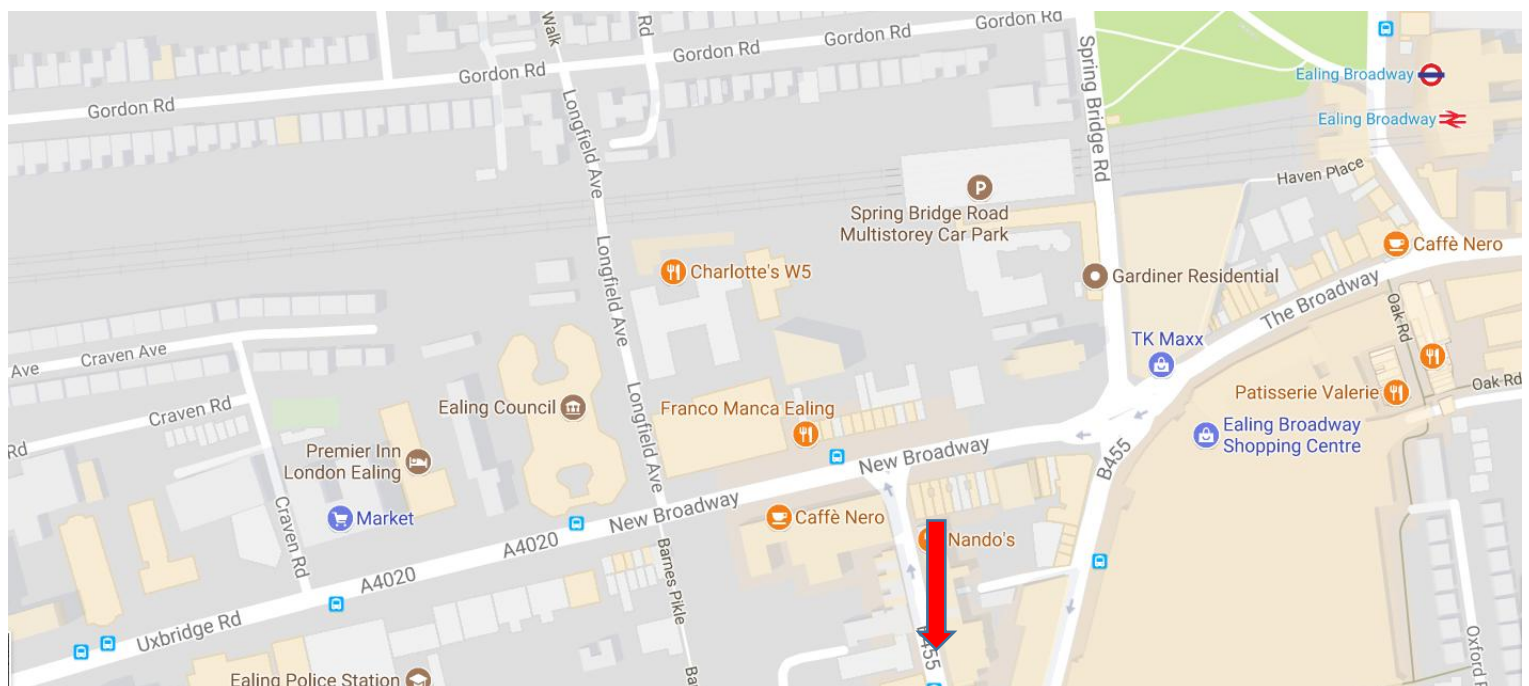
**Energy Performance Certificate (EPC)** – An EPC is currently being prepared and will be available on request.

**Legal Costs** - Each party to be responsible for their own legal and professional costs.

**Viewing is strictly by prior appointment with the sole agent NEB Consulting**

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September 2020 – Subject to Contract



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